



HISTORIC BEGINNINGS • 1847

**Farmington City Planning Commission**

**October 24, 2013**



# FARMINGTON CITY

SCOTT C. HARRERTSON  
CITY CLERK

JOHN BILTON  
RICK DUTSON  
CORY R. RITE  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## **AGENDA** **PLANNING COMMISSION MEETING** **October 24, 2013**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

***Presentation by Mark Morris/Study Session: 5:45 p.m. – Conference Room 3 (2<sup>nd</sup> Floor)***  
***Regular Session: 7:00 p.m. – City Council Chambers (2<sup>nd</sup> Floor)***

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)*

1. Minutes
2. City Council Report

### **SUBDIVISION APPLICATIONS**

3. Norm Frost / Ovation Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic/Concept Plan approval for the possible Tanner Planned Unit Development (P.U.D) consisting of 64 lots and a 150 unit assisted living facility on 23.5 acres located at approximately 1800 North and 1350 West. The applicant is also requesting a recommendation for an R Zone designation related thereto. (A-2-13; S-18-13)
4. Jerod Jeppson (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Silverleaf Subdivision (11 lots) on 3.74 acres located 1505 North 1500 West, and a request for a recommendation for an R Zone designation related thereto (A-1-13; S-16-13)
5. Chris Ensign (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (7 lots) on 2.51 acres located at 361 West State Street in an OTR zone. (S-15-13)
6. Frank McCullough/Alan Bruun (Public Hearing) – Applicant is requesting a recommendation for Preliminary (P.U.D) Master Plan approval for the proposed Villa Susanna P.U.D (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)
7. Nick Mingo / Ivory Homes - Applicant is requesting a recommendation for Final Plat approval for the Eastwood Cove Conservation Subdivision (6 lots) on 4 acres located on the SE corner of Glover Lane and the Frontage Road in an LR zone. (S-17-12)

### **CONDITIONAL USE APPLICATION**

8. Phil Squires (Public Hearing) – Applicant is requesting Conditional Use approval for a small barn in a Conservation Easement area located at approximately 1800 West and 600 North in an AE zone. (C-10-13)

### **ZONE TEXT CHANGE APPLICATION**

9. Farmington City – Applicant is requesting a zone text amendment regarding driveways (ZT-8-13).

### **OTHER BUSINESS**

10. Miscellaneous, correspondence, etc.
  - a. Other

11. Motion to Adjourn

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item, OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.*

Posted October 18, 2013

  
Eric Anderson  
Associate City Planner

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
October 10, 2013**

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**WORK SESSION**

***Present:** Commissioners Brad Dutson, Brett Anderson, Brigham Mellor and Michael Nilson and Alternate Commissioners Nate Creer and Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Bob Murri and Commissioners Kris Kaufman and Mack McDonald were excused.*

**Item #1 – Minutes from Planning Commission Meeting on September 26, 2013**

It was previously listed Nate Creer seconded the motion for item #4. The Commission reviewed the recording; Brigham Mellor made the second. The minutes were amended.

**Item #3 – Chris Ensign – Recommendation for Schematic Plan Approval**

Eric Anderson explained there is currently a home located on the property at 361 West State Street. The home would be demolished to make room for a 7 lot cul-de-sac subdivision on the property. It is a conventional subdivision so it is not a PUD and there are no conservation land requirements. He said in order for the home to be demolished, a "Certificate of Historic Appropriateness" may be required. Brad Dutson asked for further clarification on whether the Certificate may be or must be required. David Petersen clarified that landmarks designated on the Historic Register must have a "Certificate of Historic Appropriateness." Although this home is not on the Historic Register, the underlying Clark Lane Historic District is, so the City would like to be cautious and obtain the certificate. Eric Anderson added by obtaining the certificate at this point the Historic Preservation Commission would be involved now instead of possibly running into problems and having to involve the Commission in the future. Michael Nilson also stated the Historic Commission could only deny the request based on whether the home proposed to be demolished is historic, not on whether or not they like what future development will be coming. David Petersen also explained the developer may have problems fitting homes on the "wedge" shaped lots. He recommended the Planning Commission request conceptual plans of the homes before Preliminary Plat.

**Item #4 – Zone Text Amendment Regarding Driveways**

David Petersen explained the City's standards for driveways is 14% and does not allow for any flexibility from that percentage. Other communities allow for a little leeway, so as a City, staff would like to provide the Zoning Administrator with the same option.

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**REGULAR SESSION**

***Present:** Commissioners Brad Dutson, Brett Anderson, Brigham Mellor and Michael Nilson and Alternate Commissioners Nate Creer and Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording*

*Secretary Lara Johnson. Chairman Bob Murri and Commissioners Kris Kaufman and Mack McDonald were excused.*

## **#1 – Minutes**

**Brigham Mellor** made a motion to approve the Minutes of the September 26, 2013 Planning Commission meeting with the change as discussed in the Work Session. **Nate Creer** seconded the motion which was unanimously approved.

## **#2 – City Council Report**

**Eric Anderson** gave a report from the City Council meeting on October 1, 2013. Henry Walker Homes had two items, their Schematic Plan and the Zone Text Amendment changing the building heights from 2 stories to 3. Both items were passed, although the Mayor had to vote as a tiebreaker on the building heights. The Bell Estates Schematic Plan, which was turning 1 lot into 2, was tabled. The City Council wanted to find out more about the 55 r.o.w and if the School District will need a second access point. The Villa Susanna Schematic Plan, located at 1400 N and Main St, was approved. The City Council also approved a Plat Amendment for Farmington Hills East Plat B. **Brigham Mellor** asked the status on the proposed flag lot by Lagoon. **David Petersen** explained Lagoon feels there needs to be a buffer area from the noise of the park so they do not want a home so close. The City Council tabled the item and requested Jerry Preston, the applicant, meet with Lagoon to work things out; that meeting has not yet taken place.

## **SUBDIVISION APPLICATIONS**

### **#3. Chris Ensign (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (7 lots) on 2.51 acres located at 361 West State Street in an OTR zone. (S-15-13)**

**Eric Anderson** stated the applicant is requesting approval for a 7 lot conventional subdivision in an OTR (Original Townsite Residential) zone. The property is located in the Clark Lane Historic District and abuts the rear yard of Farmington Junior High School on the southern boundary of the parcel. Although the original home is not on the Historic Register, it is located in a Historic District resulting in the need of obtaining a "Certificate of Historic Appropriateness" from the Historic Preservation Commission before the home can be demolished. There are issues with setbacks and concerns regarding whether dwellings can fit on lots 2, 4 and 5. The Zoning Ordinance does allow for some flexibility regarding setbacks in a historic district. Staff is recommending the Schematic Plan be recommended for approval.

**Chris Ensign**, 4468 Zarahelma Dr., Salt Lake City, is a representative from Solstice Homes, which is based in the Salt Lake Valley. He said he would like to create a subdivision that would be an extension of the beautiful area that is already there.

**Chris Ensign** also provided the Commission and staff aerial views of property lines, proposed Schematic Plan, thematic elements and pictures of similar home styles they would like to develop on the property. The Commission also passed this information to the residents in the audience. Staff clarified that although they discussed some of these ideas with the developer, this was the first they have seen of the thematic elements and pictures of similar home styles.

**Brad Dutson** asked the developer if he was concerned about fitting the home style he would like on lots 2, 4 and 5. **Chris Ensign** said he has not yet spent time on the architecture of the homes. He said he would like to build a 2 story home, approximately 1400 square feet on the main level with an upstairs and a possible basement. He explained he has not determined an exact selling price, but the land prices in the area are high and they are looking to do custom homes. He said they will sell for under \$500,000. When asked if they would like to build "affordable housing," **Chris Ensign** said they are not looking to do cheap or entry level housing, but a custom home for the homeowner.

**David Petersen** said this property has been for sale for a long time with many people looking at purchasing. Staff has encouraged potential buyers, including **Chris Ensign**, to look at bringing the road into the property from the vacant lot on 300 West, as well as possibly contacting neighboring property owners to see if they are interested in also being involved in the development as they too have long lots. **Brett Anderson** asked the developer if he has considered using the vacant lot on 300 West as the access road. **Chris Ensign** said his realtor contacted the property owners, but was informed by the actual property owners in the audience they were not contacted. He said he is interested in it and will discuss the option further with the property owners.

**Brett Anderson opened the public hearing at 7:28 p.m.**

**Clark Sonzini**, 367 West State St., is the property owner to the west of the proposed development. He expressed major concern with the access road coming off of State Street due to the traffic and also making his home a corner lot. He said that although the home that would be demolished is not historic, the development would be adding a new street into a historic district next to two historic homes. He explained when he decided to purchase his home, he specifically looked for a home that was not a corner lot as there are many disadvantages to a corner lot. Since his home was not built specifically as a corner lot home, all bedrooms would be facing the access road and would be affected by car headlights and noise. **Brigham Mellor** asked Mr. Sonzini if he felt demolishing the current home would affect the historic character of the district. **Clark Sonzini** said no, if just a home was to be built in its place, he'd have no objections.

**Jerry Johnson**, 335 West State St., is the property owner to the east of the proposed street to the development. He expressed concerns on where the property line actually is, as it looks on the paperwork provided by the developer that the property line goes through his driveway and his garden. He said there is an old barn that is part of the original property that he thought was part of the historic register so he wondered if the Historic Preservation Commission was comfortable with it being demolished. He expressed additional concerns with the secondary water, fences along the property line, his current view from his home, mature trees being torn out, maintaining the historical integrity of the area, a new street along his property and more. He would like a few more questions answered from the developer first. **David Petersen** clarified that the aerial layer and property layer do not usually match up and are not 100% accurate. A survey would take place to determine the exact property lines.

**Jay Lamoreaux**, 47 South 300 West, said he follows the guidelines that in everything we say or do, is it the truth, is it fair to everyone, will it create goodwill and does it improve friendship. He feels that everyone that owns property should seek the highest and best use for it, but in the process to follow these guidelines. Although he feels it would be an interesting project, there are still many questions that need to be answered to best follow these guidelines and consider the community's concerns. His concern is the development's access street entering State Street with the additional traffic on the overpass and in the area as a result of all the new development. There are many more accidents happening in this area. He feels it may not be the best access point. He suggested possibly

having an access to the Frontage Road or possibly entering from 300 West; however, those next to the vacant lot could be affected as well. He said the types of homes look great.

**Brett Anderson closed the public hearing at 7:42 p.m.**

**Michael Nilson** asked staff if the traffic engineer has looked at this development and if 300 West was part of the original township. **David Petersen** said no; it is only 7 lots and yes, 300 West was part of the original township and was not created later out of farm land.

**Brigham Mellor** expressed concern about the traffic already on State Street and 200 West area. He is also concerned with what the floor plans would look like and if the style of homes the developer provided would fit on the lots.

**Michael Nilson** would like the traffic engineer to review the development. He also understands the concerns brought up by neighboring property owners, specifically having the development turn their properties into corner lots. He does not know of any other subdivision approved by the Commission that has resulted in homes turned into corner lots.

**Nate Creer** wanted to know if the Frontage Road is an option as an access point, like it was suggested. Commissioners discussed the big elevation difference from the Frontage Road to the property. Staff measured the actual slope from the Frontage Road; it is approximately 30%. They also expressed concerns with forcing the Bentley property into a flag lot with the development of their property.

**Michael Nilson** asked **Clark Sonzini** and **Jerry Johnson** if there is anything the developer could do to mitigate their concerns. **Clark Sonzini** would like the entry point at a different location. **Jerry Johnson** would like to keep the vegetation in the back of the property. **Michael Nilson** is still concerned about creating neighboring properties into corner lots. **Brett Anderson** pointed out that even if the access point was moved to 300 West, someone's property will become a corner lot.

**Rebecca Wayment** wanted to know if the City could require a fence be put up along the road into the development. **David Petersen** stated in agricultural zones a fence can be required, but in a residential zone, it cannot be unless the developer wants to do it.

**Chris Ensign** said he would like to further explore a fence to help mitigate headlights as well as work with neighbors to create solutions to their concerns.

The Commissioners would like to table the item to give the traffic engineer time to review it as well as give the developer time to meet with the community and look at options for fencing. **Michael Nilson** would also like to see in a future motion that the developer try to preserve borderline trees.

***Motion:***

**Michael Nilson** made a motion that the Planning Commission table this item to allow time for the traffic engineer to review the development and time for the developer to meet with the community and explore other access points so he can come back to the Commission with some concerns mitigated. **Rebecca Wayment** seconded the motion which was unanimously approved.

**Michael Nilson** also suggested to the developer that he add more detail to the site plan that will outline a clear vision of the development so neighbors can better understand it.

**Item #4 – Farmington City (Public Hearing) – Applicant is requesting a zone text amendment regarding driveways (ZT-8-13).**

**David Petersen** explained the City's standards for driveways is 14% and does not allow for any flexibility from that percentage. This standard is causing many problems as this 14% applies to anywhere on the driveway, including the inside of curves. Often, the problems arise when a building owner puts on his plans related to the driveway "not to exceed 14%," but the person putting the footings in do not sink it low enough so once the driveway is completed, it may be 15%. Staff feels the City should allow for a little flexibility for building owners and the Zoning Administrator to avoid these problems.

**Brett Anderson** opened the public hearing at 8:01 p.m.

No comments were received.

**Brett Anderson** ended the public hearing at 8:01 p.m.

**Michael Nilson** and **Brett Anderson** feel allowing additional flexibility is appropriate. **Brad Dutson** asked if that specific amount of detail is needed within the ordinance. He suggested offering flexibility within a good reason by possibly putting a cap on what it can exceed. **Brett Anderson** suggested including in the ordinance an appropriate range based on the discretion of the zoning administrator. **David Petersen** will find out an appropriate range that could be used.

Commissioners would like staff to come back with an appropriate range or an appropriate cap for driveway slopes before it is approved. **David Petersen** likes the idea of a cap and also suggested exploring the option of putting the change in Chapter 5, the variance chapter because it allows for an appeal process. Under the variance chapter, the Zoning Administrator can make certain variances routine and uncontested. If the zone text change for driveway slopes has standards to grant a variance, the Zoning Administrator will have more flexibility. Then, if it is further contested, there will be better guidelines for the Board of Adjustments.

***Motion:***

**Michael Nilson** made a motion that the Planning Commission table this item until the Planning Commission meeting on October 10, 2013 to give time to staff to review any standards as it relates to maximum slopes and to re-evaluate what section this ordinance change should be placed in. **Brigham Mellor** seconded the motion which was unanimously approved.

**ADJOURNMENT**

***Motion:***

At 8:23 p.m., **Michael Nilson** made a motion to adjourn the meeting which was unanimously approved.

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**Brett Anderson**  
Farmington City Planning Commission



**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. Mark Morris will be doing a presentation on signage issues and placemaking concepts and the City Council can ask any questions they may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of Farmington City will hold a regular City Council meeting on Tuesday, October 15, 2013, at 7:00 p.m. The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

7:05 Executive Summary for Planning Commission held September 26, 2013

### **PUBLIC HEARINGS:**

7:10 Annexation for Jerod and Sharon Jeppson

### **SUMMARY ACTION:**

7:20 Minute Motion Approving Summary Action List

1. Poll Workers for General Election
2. Christmas Banners

### **OLD BUSINESS:**

7:25 Farr Trail Easement

### **GOVERNING BODY REPORTS:**

7:30 City Manager Report

1. Trail Policies and Maintenance for Legacy and DRGW Trails
2. City Engineer Appointments

7:40 Mayor Harbertson & City Council Reports

1. Request from Farmington Ranches

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 10th day of October, 2013.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*



## Planning Commission Staff Report October 24, 2013

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### Item 3: Schematic/Concept Plan Tanner PUD

Public Hearing:	Yes
Application No.:	S-18-13; A-2-13
Property Address:	Approx. 1800 North and 1350 West
General Plan Designation:	LDR (Low Density Residential) and "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	To be determined
Area:	23.5 Acres
Number of Lots:	64 Lots and 150 Units in a proposed assisted living facility
Property Owner:	Tanner Trading Co.
Applicant:	Norman L. Frost/Ovation Homes

*Request: Applicant is requesting a recommendation for Schematic/Concept plan approval for the possible Tanner Planned Unit Development (PUD), and a recommendation for an R zone designation related thereto.*

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#### **Background Information**

By resolution, the Farmington City Council on October 1, 2013, accepted a petition for study from the applicant to annex the subject property referenced above. As per City policy, if a sponsor of an annexation petition does not request a specific zone designation, the subject property will receive the zone designation of A (Agriculture) upon annexation into the City. However, the applicant is requesting a zone designation of R (Residential) and schematic/concept plan approval for a residential subdivision and assisted living facility related thereto. As part of the process, the Planning Commission is charged with the task of providing a recommendation to the City Council regarding this request.

The Haight Creek draw runs along the western portion of the property. Gas lines traverse the property running north to south separating the easterly 6 acres from the remaining property located west of the gas lines. The applicant is proposing 9 large lots next to Haight Creek. Most of the 55 lots between the creek area and the gas lines range from 5,500 to 7,000 square feet in size. The assisted living facility is located east of the gas lines. It is proposed that the homes located in the middle of the project will be mostly for senior residents. The developer also proposes to establish an HOA for the PUD to maintain much of the yard area for the single family homes.

The applicant received comments from the City's Development Review Committee (DRC). The DRC consists of representatives from the City Public Works, Community Development, and Fire departments, the City Engineer, Central Davis Sewer District (CDSO), and Benchland Water. Members of the DRC verbally questioned the viability of lots fronting 1800 North Street and the merits of a second access from 1800 North into the project—these and the more significant comments obtained thus far include, among other things, the following:

1. Provide two culinary water main line connections creating a loop with the Farmington City water system;
2. Provide a storm water detention per the Farmington City Storm Drain Master Plan.
3. Intersect development roads with 1875 North to match existing stub streets or at safe offsets with adequate site distance.
4. A model showing pipe size, slope and capacity of the new sanitary sewer line must be approved, and vacating the existing sewer easement must receive board approval [note: a major sewer trunk line crosses the property].

Each of these recommendations may alter the layout of the proposed PUD, and/or modify the number of lots proposed.

Notwithstanding the forgoing, the City must determine whether or not the smaller lot sizes and the assisted living facility are appropriate uses at this location before a schematic/conceptual layout can be finalized (which layout may or may not incorporate the DRC recommendations) as recommended by the Planning Commission and/or approved by the City Council.

**Suggested Alternative Motions [after consideration of public comments]:**

- A. Move that the Planning Commission recommend that the City Council conceptually approve the lot sizes and assisted living facility as shown; and thereafter approve a zone designation and a finalized schematic plan incorporating recommendations from the DRC and the Planning Commission. The City Council may wish to hold a joint meeting with the Planning Commission if they choose to finalize said zone designation and plan.

**Findings:**

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acre. The 3.63 units/per acre on the westerly 17.64 acres is consistent with this threshold.
2. The project is near the Cherry Hill Interchange, and the proposed development may be a suitable transition use for this area.
3. County population is aging, and a need may exist in the area for "adult living" type communities and assisted living.
4. A great deal of project landscaping will be managed by an HOA, and a certain economies of scale may be necessary to effectively maintain the site.
5. Transit is accessible to the site as nearby Main Street is a corridor for major bus routes.

- OR -

- B. Move that the Planning Commission recommend that the City Council deny the proposed lot sizes and assisted living facility.

**Findings:**

1. The proposed 3.63 units/acre in the single family portions of the plan are too high. The General Plan LDR (Low Density Residential) designation, coupled with the “PPR” (Public/Private Recreation Open Space and/or Parks Very Low Density) along Haight Creek, dictates an overall lower density than what is requested by the developer.
2. The LDR designation may allow up to 4 dwelling units/per acre. But lots sizes of 10,000 to 20,000 square feet are also recommended. The smaller lots in the middle of the project do not comply with these sizes.
2. The LDR designation does not anticipate large assisted living facilities.

**- OR -**

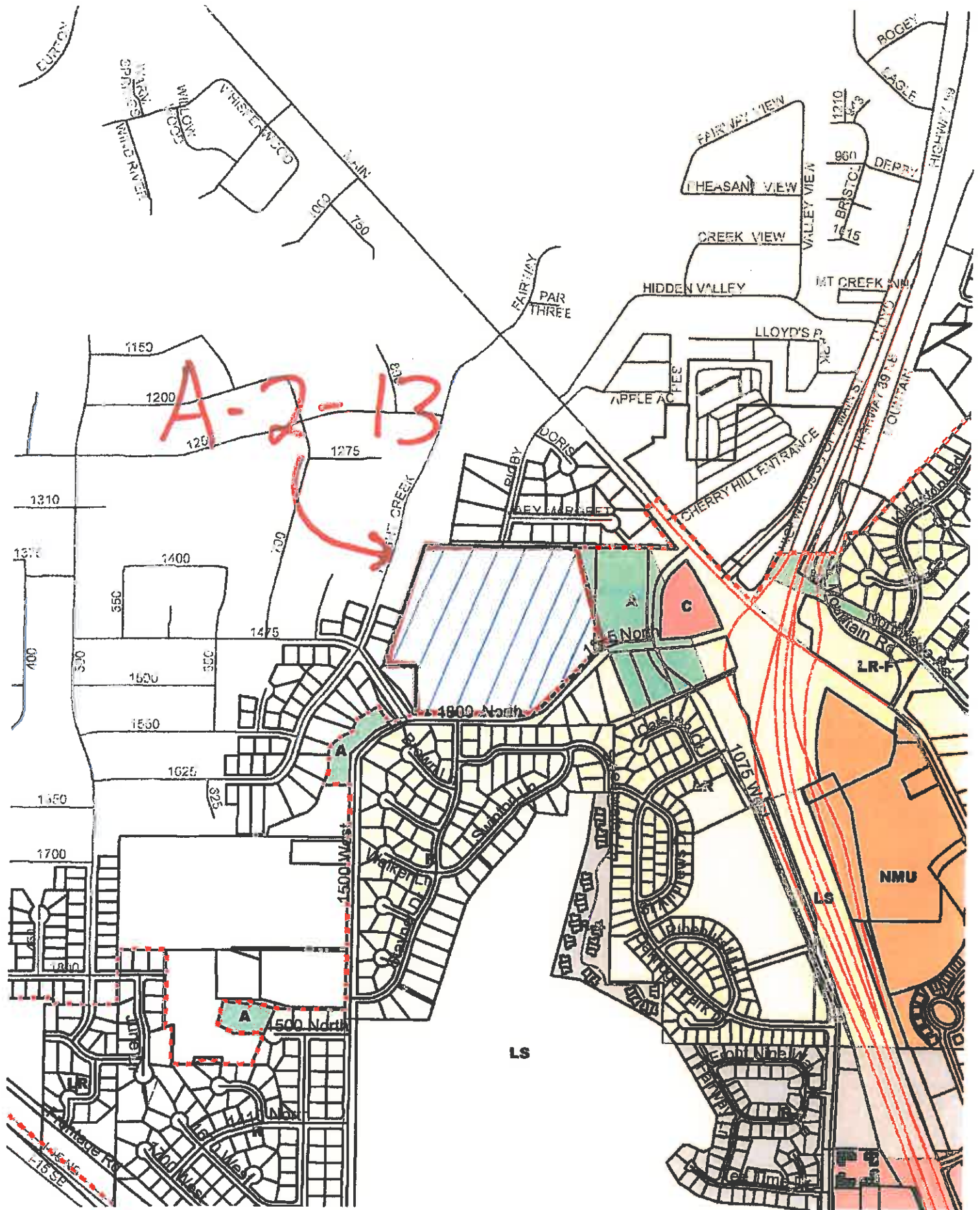
- C. Move that the Planning Commission recommend that the City Council amend its General Plan accordingly before or concurrent with consideration of the zone change and schematic/concept plan request.

**Supplemental Information**

1. Vicinity Map
2. Schematic Plan
3. Residential and Assisted Living illustrations/photographs.

**Applicable Ordinances**










1. Title 12, Chapter 3 – Schematic Plan
2. Title 11, Chapter 11—Low Density Residential
3. Title 11, Chapter 27—Planned Unit Developments





## DESIGN DATA

TOTAL AREA.....	23.51	ACRES
SINGLE FAMILY LOTS		
AREA.....	17.94	ACRES
CONSTRAINED AREA.....	0.20	ACRES
NET AREA.....	17.74	ACRES
OPEN SPACE (10%).....	1.77	ACRES
ASSISTED LIVING		
AREA.....	5.87	ACRES
OPEN SPACE (10%).....	0.58	ACRES

- LEGEND**
-  SECTION CORNER
  -  EXISTING FIRE HYDRANT
  -  PROPOSED FIRE HYDRANT
  -  BOUNDARY LINE
  -  POWER LINES
  -  RAILROAD CENTERLINE
  -  ADJOINING PROPERTY
  -  SECTION TIE LINE
  -  FLOOD PLAIN

Curve Data			
PI	RUBBER	ARC LENGTH, IN	FORCE, LB
1	0.000	0.000	0.00
2	0.000	0.000	0.00
3	0.000	0.000	0.00
4	0.000	0.000	0.00
5	0.000	0.000	0.00
6	0.000	0.000	0.00
7	0.000	0.000	0.00
8	0.000	0.000	0.00
9	0.000	0.000	0.00
10	0.000	0.000	0.00
11	0.000	0.000	0.00
12	0.000	0.000	0.00
13	0.000	0.000	0.00
14	0.000	0.000	0.00
15	0.000	0.000	0.00
16	0.000	0.000	0.00
17	0.000	0.000	0.00
18	0.000	0.000	0.00
19	0.000	0.000	0.00
20	0.000	0.000	0.00
21	0.000	0.000	0.00
22	0.000	0.000	0.00
23	0.000	0.000	0.00
24	0.000	0.000	0.00
25	0.000	0.000	0.00
26	0.000	0.000	0.00
27	0.000	0.000	0.00
28	0.000	0.000	0.00
29	0.000	0.000	0.00
30	0.000	0.000	0.00
31	0.000	0.000	0.00
32	0.000	0.000	0.00
33	0.000	0.000	0.00
34	0.000	0.000	0.00
35	0.000	0.000	0.00
36	0.000	0.000	0.00
37	0.000	0.000	0.00
38	0.000	0.000	0.00
39	0.000	0.000	0.00
40	0.000	0.000	0.00
41	0.000	0.000	0.00
42	0.000	0.000	0.00
43	0.000	0.000	0.00
44	0.000	0.000	0.00
45	0.000	0.000	0.00
46	0.000	0.000	0.00
47	0.000	0.000	0.00
48	0.000	0.000	0.00
49	0.000	0.000	0.00
50	0.000	0.000	0.00
51	0.000	0.000	0.00
52	0.000	0.000	0.00
53	0.000	0.000	0.00
54	0.000	0.000	0.00
55	0.000	0.000	0.00
56	0.000	0.000	0.00
57	0.000	0.000	0.00
58	0.000	0.000	0.00
59	0.000	0.000	0.00
60	0.000	0.000	0.00
61	0.000	0.000	0.00
62	0.000	0.000	0.00
63	0.000	0.000	0.00
64	0.000	0.000	0.00
65	0.000	0.000	0.00
66	0.000	0.000	0.00
67	0.000	0.000	0.00
68	0.000	0.000	0.00
69	0.000	0.000	0.00
70	0.000	0.000	0.00
71	0.000	0.000	0.00
72	0.000	0.000	0.00
73	0.000	0.000	0.00
74	0.000	0.000	0.00
75	0.000	0.000	0.00
76	0.000	0.000	0.00
77	0.000	0.000	0.00
78	0.000	0.000	0.00
79	0.000	0.000	0.00
80	0.000	0.000	0.00
81	0.000	0.000	0.00
82	0.000	0.000	0.00
83	0.000	0.000	0.00
84	0.000	0.000	0.00
85	0.000	0.000	0.00
86	0.000	0.000	

**Developer:**  
Overton Homes  
Brod Frost  
893 N. Marshall Way. #A  
Layton, UT 84041  
(801) 564-3898

**Farmington City, Davis County, Utah**

NOTE:  
1. COUNTING ARE SHOWN WITH A ONE FOOT INTERVAL.

[illegible]

Mary Margaret Drive (1300 South)

pro

1475 South Street

1000 North Street

**புதுச்சேரி**

# Tanner Property

**Farmington City, Davis County, Utah**

PLANT AND INSTRUMENTS FOR THE PURCHASE OF RUBBER & POLYMER, INC.

**Reeve & Associates, Inc.**



PERSONS	DATE
---------	------

**Tanner Property**  
1/2 OF THE NE 1/4 OF SECTION 17, T24N. & R. 12E S. 11E SURVEY  
TARRANT COUNTY, TEXAS

**Schematic Plan**

[illegible]

Entity of India	
Engineer	M. Sathya
Designer	C. Dora
Begin Date	September 18, 2013
Notice	Private Property
Number	5067-508

Shade	1
Shocks	1





## Planning Commission Staff Report October 24, 2013

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### Item 4: Schematic Plan for the Silverleaf Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-16-13; A-1-13
Property Address:	1505 North 1500 West
General Plan Designation:	LDR (Low Density Residential) and "PPR" (Public/Private Recreation Open Space and/or Parks Very Low Density)
Zoning Designation:	To be determined
Area:	3.74 Acres
Number of Lots:	11
Property Owner:	Jerod and Sharon Jeppson
Applicant:	Norm Dahles

*Request: Applicant is requesting a recommendation for Schematic Plan approval for the possible Silverleaf Subdivision and a recommendation for an R zone designation related thereto.*

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#### **Background Information**

By resolution, the Farmington City Council on August 20, 2013 accepted a petition for study from the applicant to annex the subject property referenced above. On the 30<sup>th</sup> of August, that petition for study was certified, and a subsequent 30 day protest period began. On September 29<sup>th</sup> that protest period ended and the City Council could move forward on approving the annexation. However, on October 15, 2013 the annexation was heard before the City Council, but the item was tabled until schematic plan approval. This was done so that the Council can know what the proposed annexed property will look like if all approvals move forward.

As per City policy, if a sponsor of an annexation petition does not request a specific zone designation, the subject property will receive the zone designation of A (Agriculture) upon annexation into the City. However, the applicant is requesting a zone designation of R (Residential) and schematic plan approval for a residential subdivision. As part of the process, the Planning Commission is charged with the task of providing a recommendation to the City Council regarding this request.

The Haight Creek draw runs along the southern portion of the property. Lots 8 and 7 both back onto the draw and because of the steep slopes attached to these lots, they are larger so that there is enough buildable area in the front portion of the lots to accommodate a dwelling. Under a conservation subdivision, the proposed schematic plan has large enough lot sizes to have either an R or an LR zoning



designation. Under a conservation subdivision, either 10% conservation land must be set aside and shown or a waiver be obtained through City Council approval or a Transfer of Development Rights transacted through an agreement with the City.

The applicant received comments from the City's Development Review Committee (DRC). The DRC consists of representatives from the City Public Works, Community Development, and Fire departments, the City Engineer, Central Davis Sewer District (CDSO), and Benchland Water. Members of the DRC verbally questioned the viability of lots fronting 1800 North Street and the merits of a second access from 1800 North into the project. These and the more significant comments obtained thus far include, among other things, the following:

1. Locate utilities in the street per City Standards;
2. Conform to Davis County Flood Control requirements relating to direct discharge into drainage way;
3. Provide storm water detention per the Farmington City Storm Drain Master Plan;
4. A model showing pipe size, slope and capacity of the new sanitary sewer line must be approved, and vacating the existing sewer easement must receive board approval [note: a major sewer trunk line crosses the property].

While these recommendations could prove prohibitive to the development of the Silverleaf Subdivision, the lot layout, road alignment and lot size would remain the same if these issues are addressed.

**Suggested Motion:**

Move that the Planning Commission recommend that the City Council approve the Schematic Plan of the Silverleaf Conservation Subdivision as shown; and thereafter recommend a zone designation, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall designate 10% of the total land as conservation land *or* obtain a waiver through approval of City Council *or* go through a TDR transaction agreement;
2. The property must be annexed into Farmington City before Final Plat approval;
3. A zoning designation of either R or LR must be approved concurrent to annexation approval;
4. Public improvement drawings, including but not limited to, a grading and drainage plan, shall be reviewed and approved by the Farmington City Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.

**Findings:**

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acre. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for both an LR and an R zone.
3. Because the schematic plan is meant to be conceptual, the issues brought forward by the different DRC agencies will need to be addressed at a later date, while at the schematic level, these issues bear mentioning but do not require immediate attention.

**Supplemental Information**

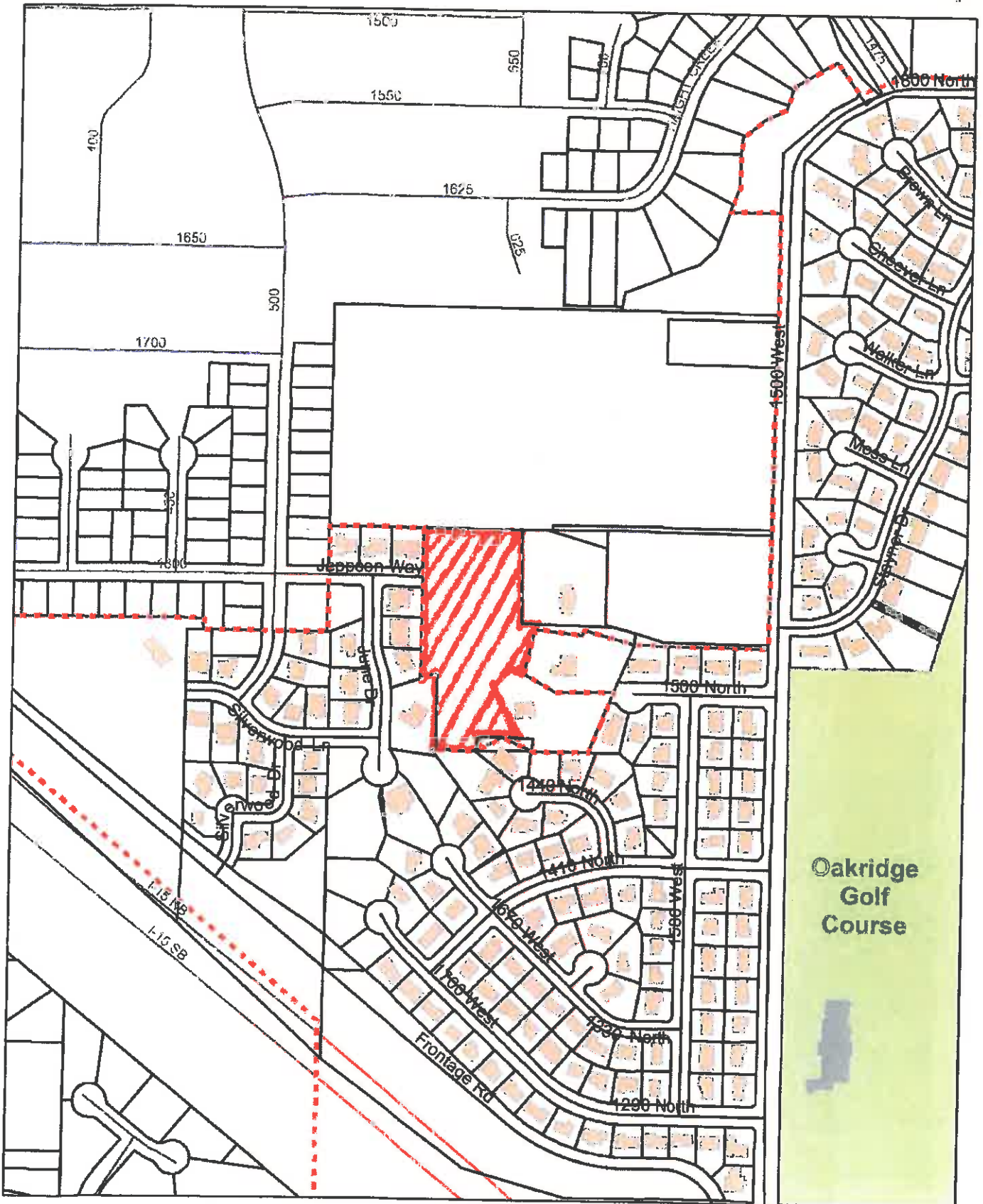
1. Vicinity Map
2. Schematic Plan

**Applicable Ordinances**

1. Title 12, Chapter 3 – Schematic Plan
2. Title 11, Chapter 11 - Low Density Residential
3. Title 11, Chapter 12 – Conservation Subdivision Development Standards



# Farmington City







## Planning Commission Staff Report October 24, 2013

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### Item 5: Schematic Plan for the Farmington Bungalows Subdivision

Public Hearing:	Yes
Application No.:	S-15-13
Property Address:	361 West State Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	2.51 Acres
Number of Lots:	7
Property Owner:	Michael White
Applicant:	Chris Ensign

*Request: Applicant is requesting a recommendation for approval of a Schematic Plan for the Farmington Bungalows Subdivision.*

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This item was before the Planning Commission on October 10<sup>th</sup>, and the Commission approved a motion to table the item and that motion can be summarized as follows, [Note: see staff response in italics following each issue]

1. Staff researching the impact to State Street from the proposed access road – *The City Traffic Engineer, Tim Taylor determined that the impact to State Street from the proposed development would be "minimal" (letter attached);*
2. Applicant exploring the possibility of entering the property from 300 West (which would require the acquisition of the Gill Property) – *At this writing there may be the potential for an access road from 300 West and the applicant has met with the owners of the affected properties and is pursuing this as a possible access;*
3. The applicant providing more details and visual representations of fencing along the proposed access road – *Fencing is discouraged in historic districts, however, a buffer can be provided to mitigate potential negative impacts associated with a State Street access;*
4. The applicant exploring ways to preserve as many trees as possible – *if a 300 West access road is pursued, then the ash tree on State Street would be preserved, however, if the State Street access is pursued, then that same tree will need to be removed. On the interior of the lot, it can be requested that as many trees as possible be preserved, but it cannot be required;*
5. The applicant working with neighbors and the Historic Preservation Commission to address any of their outstanding concerns, particularly ways to mitigate the impact to the Johnson

and Sonzini properties becoming corner lots due to the access road – *Staff is contemplating a modified street cross-section for Planning Commission consideration if the State Street access becomes a reality. These modifications may mitigate negative impacts associated with this access alternative.*

**Background Information (from the 10-10-13 Planning Commission Staff Report)**

The applicant, Chris Ensign, is requesting a recommendation for Schematic Plan approval for a 7-lot conventional subdivision on 2.51 acres located at approximately 361 West State Street. The underlying zone for this property is an OTR zone. The property is also located in the Clark Lane Historic District and abuts the rear yard of Farmington Junior High School on the southern boundary of the parcel. County records show that the house was built in 1954.

Chris Ensign is proposing a cul-de-sac that enters off of State Street. There is currently a home on the northern portion of the parcel and the property is owned by Michael White. The applicant is proposing that the existing home be demolished so that the access road can fit. In discussions with a representative of the Farmington Historic Preservation Commission, it appears that this house is both a non-contributing structure to the historic district and falls outside of the period of significance. Notwithstanding this, Section 11-39-105(f)(2) states that “proposed repairs, alterations, additions, relocation or demolitions to Historic Resources listed on the Register requiring a building permit are subject to review by the Historic Preservation Commission and shall receive a “Certificate of Historic Appropriateness.” Even though the existing home itself is not in the Historic Register, the underlying Clark Lane Historic District is, and therefore a Certificate of Historic Appropriateness may be required.

The current subdivision configuration shows that the side setbacks are 10’ each or 20’ total. However, the total of both side setbacks needs to be 22’ according to the OTR zoning ordinance. Also, the front setbacks for every lot except lot 6 are currently set at 20’. The OTR zone requires that the front setback is a minimum of 30’. Nevertheless, according to Section 11-17-070(2) of the Zoning Ordinance “the Zoning Administrator may reduce the minimum setback standards,” by no more than fifteen feet and only if the proposed setback shall be compatible with the character of the district. In order to come into compliance with the City’s zoning ordinance, these setbacks may need to be adjusted. Additionally, there is a question whether a home can fit on some of the lots; in order for the subdivision to be approved, a condition should be attached where the applicant will need to provide an example of how a home will fit on lots 2, 4 and 5.

**Suggested Alternative Motions:**

**If State Street Access is Recommended:**

Move that the Planning Commission table action in order to allow time for staff to meet with affected property owners, and the applicant, regarding a modified street cross-section.

**If 300 West Access is Recommended:**

Move that the Planning Commission table action in order to receive a recommendation from the Development Review Committee (DRC) regarding the new layout.

### **Supplemental Information**

1. Vicinity Map
2. Farmington Bungalows Schematic Plan – access from State Street
3. 300 West Schematic Plan to be presented at the Planning Commission meeting
4. Clark Lane Historic District Map
5. Farmington Bungalows Traffic Assessment Letter

### **Applicable Ordinances**

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 5 – Minor Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 17 – Original Townsite Residential Zone
5. Title 11, Chapter 39 – Historic Buildings and Sites





# Farmington City







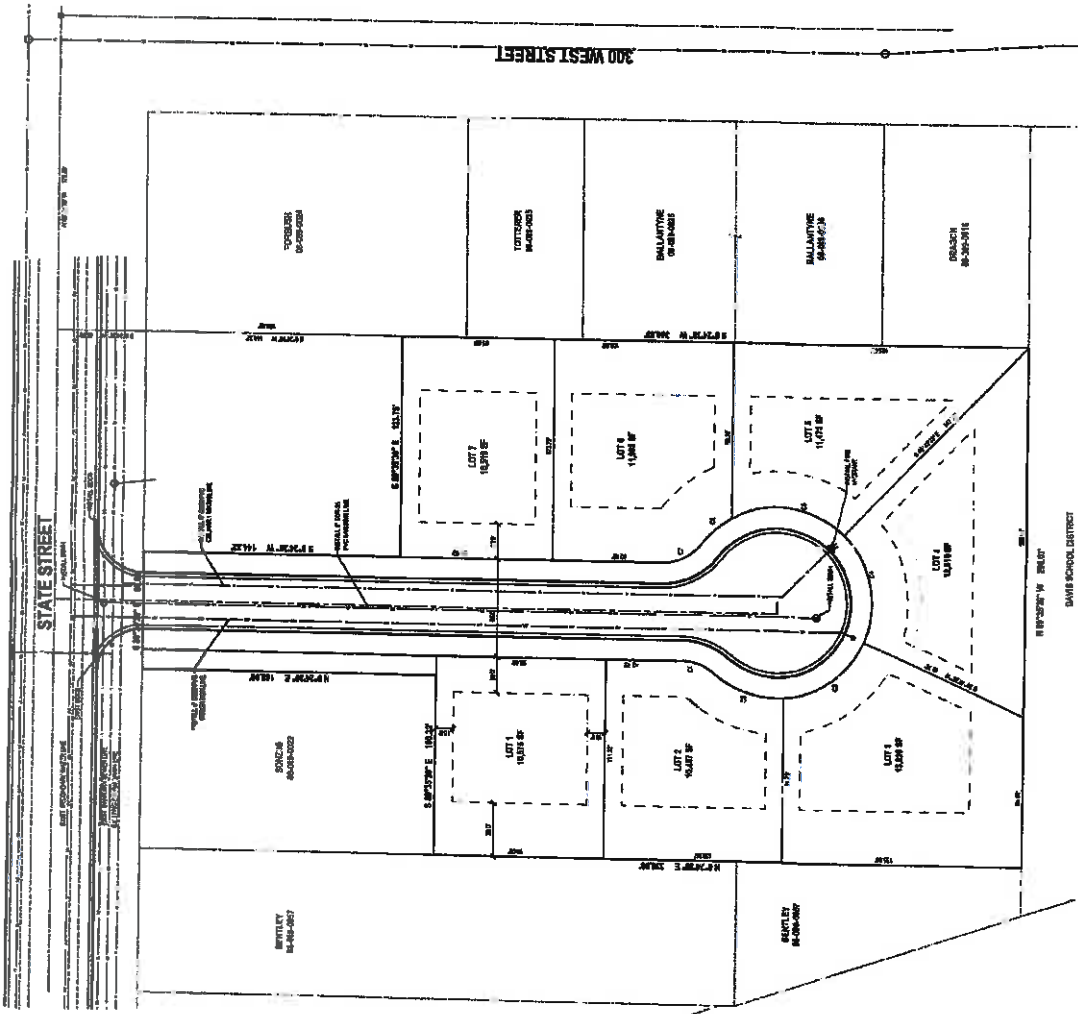
**FARMINGTON BUNGALOW SUBDIVISION**  
361 WEST STATE STREET  
FARMINGTON, UTAH

**2 OF 2**

**CONCEPT PLAN**

DATE: 08/11/2011  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: 1" = 40'

CIRCLE TABLE		CIRCLE TABLE	
Circle	Area	Circle	Area
1	3.14	11	380.13
2	6.28	12	452.39
3	9.42	13	530.93
4	12.57	14	615.75
5	15.71	15	706.86
6	18.85	16	804.24
7	21.99	17	907.90
8	25.13	18	1017.91
9	28.27	19	1134.32
10	31.42	20	1257.17



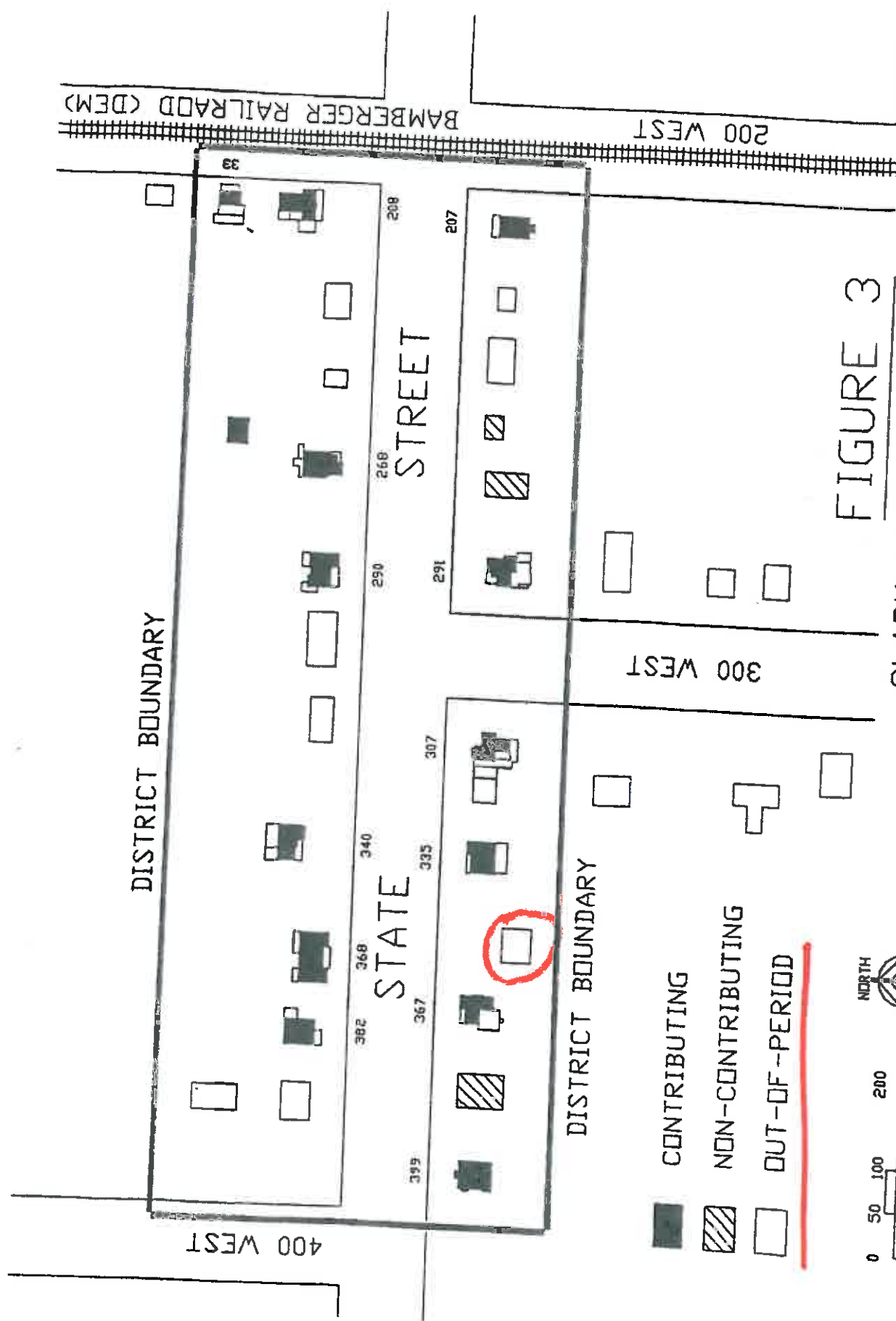


FIGURE 3

CLARK LANE HISTORIC DISTRICT  
FARMINGTON, UTAH  
MARCH 1994



9980 SOUTH 300 WEST STE. #200  
SANDY, UT 84070  
PHONE: 801-456-3847  
FAX: 801-618-4157

October 14, 2013

David E. Petersen  
Community Development Director  
160 South Main  
Farmington, UT 84025

**RE: Farmington Bungalows Subdivision Traffic Assessment**

Dear Dave:

The purpose of my letter is to discuss the potential traffic impacts associated with the proposed Farmington Bungalows Subdivision located at 361 West State Street. The schematic plan for the proposed subdivision includes seven single family residential lots with a single public access point to State Street.

The proposed subdivision access point will be located approximately 215 feet east of the 400 West intersection and 290 feet west of the 300 West intersection. The section of State Street adjacent to the proposed development is classified as a Major Collector with a posted speed limit of 35 mph. Although this public street spacing is less than ideal for a Major Collector, it is reasonable when you consider the minimal amount of traffic that will be generated by the proposed subdivision.

The Institute of Transportation Engineers Trip Generation Manual is used to estimate the average number of vehicle trips that may be generated by a specific land use. Applying the trip generation rates for a single family home, the proposed subdivision is expected to generate approximately 67 trips per day (34 exiting and 33 entering) with only 6 trips occurring during the morning peak hour (4 exiting and 2 entering) and 7 during the evening peak hour (2 exiting and 5 entering). The traffic characteristics of the proposed cul-de-sac should be similar to what is experienced on the adjacent 300 West.

Based on the number of trips that are expected to be generated, the traffic related impact to State Street will be minimal. The spacing between the proposed subdivision road and the intersections of 400 West and 300 West should be sufficient to accommodate the new subdivision traffic.

Please let me know if you have questions or would like additional supporting information.

Sincerely,  
WCEC ENGINEERS, Inc

A handwritten signature in black ink, appearing to read 'Timothy J. Taylor', is written over the typed name. The signature is fluid and cursive.

Timothy J. Taylor, P.E., PTOE

cc:  
Project File



## Planning Commission Staff Report October 24, 2013

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### Item 6: Preliminary (PUD) Master Plan for the Villa Susanna Planned Unit Development

Public Hearing:	Yes
Application No.:	S-14-13
Property Address:	NE Corner of 1400 North and Main
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	.88 Acres
Number of Lots:	3
Property Owner:	Susan Maughn
Agent:	Frank McCullough/Alan Bruun

Request: *Applicant is requesting approval/ recommendation for the Preliminary (PUD) Master Plan for the Villa Susanna Planned Unit Development.*

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#### Background Information

The applicant's initial proposal was for a three lot conventional subdivision at the above described property. Mr. Bruun did so because he did not want to establish an HOA, nor maintain common area. Under this conventional scenario, the homes on the three lots must face front (or in this case they must face Main Street or 1400 North Street) in order to comply with City ordinance; therefore, the applicant asked to make the rear and/or sides of the dwellings look like the fronts. After the Planning Commission's recommendation for schematic plan approval on September 17, 2013, staff determined it could not consider the "backs" as "fronts" due to the number of landscape treatments, or lack thereof, along Main Street (i.e. walls exceeding 4 feet in height, no access to "front" doors from the street, etc.). This was reported to the City Council before the public hearing on October 1, 2013. The applicant also realized that a PUD did not need to be as restrictive as first thought. The Council granted schematic plan approval but directed the applicant to pursue a PUD if he desired to front the homes inward to a common drive.

The PUD process begins with consideration of a Preliminary (PUD) Master Plan. In preparation of the schematic plan, the applicant had already fulfilled the submittal requirements for said master plan except for the landscape plan. Therefore, it is recommended that the Commission consider the attached plan for Preliminary (PUD) Master Plan subject to the same conditions of schematic plan approval and that he provide a landscape plan/common area along Main Street and portions of 1400 North in

compliance with the PUD ordinance to be reviewed and approved concurrently with the Final (PUD) Master Plan/Minor Plat for the project.

**Suggested Motion:**

Move that the Planning Commission approve/recommend that the City Council approve the enclosed Preliminary (PUD) Master Plan for the Villa Susanna PUD, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The developer shall record a reciprocal access easement common to all three lots at least 20' in width, this must also be shown on the final plat.
2. Final building elevations and a landscaping plan/common area layout shall be reviewed and approved by the Planning Commission and City Council concurrent with the consideration of the Final (PUD) Master Plan and Final Plat for the PUD
3. The front steps on Main Street shall be preserved.
4. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.
5. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.

**Findings for Approval:**

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
  - a. A completed application;
  - b. Minimum lot sizes as set forth in the LR-F zone;
  - c. Description and preliminary layout of utilities and other services required;
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The motion ensures that building will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
5. By preserving the steps, an historical reminder will remain of the church that existed on the site, this meets the goals of the General Plan.

**Supplemental Information**

1. Vicinity Map
2. Villa Susanna Schematic Plan.
3. Landscaping, wall, and building elevation.

**Applicable Ordinances**

1. Title 12, Chapter 5 – Minor Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments



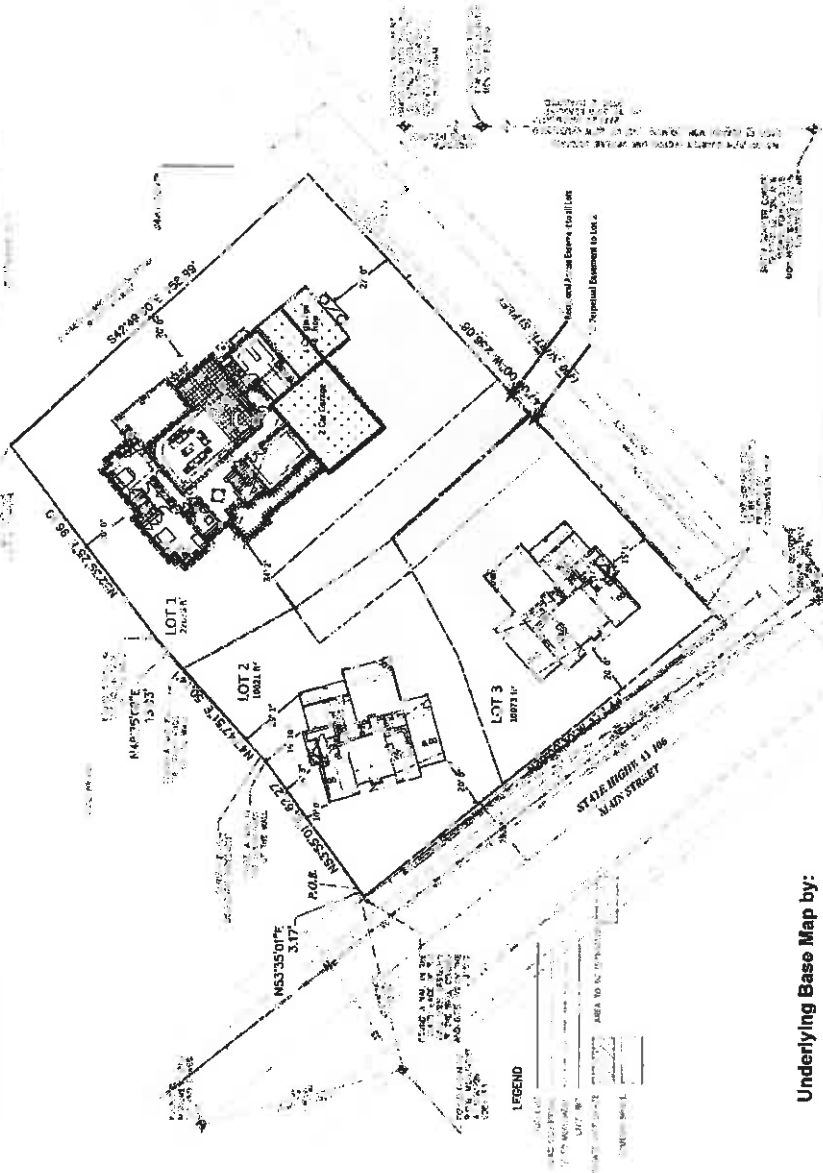
# Farmington City



Source: Mapbox, 2018. 4-6-2018  
City of Farmington, Maine

MIKE EVANS 3 LOT

**MIKE EVANS** 3101



**HILL & ARGYLE, Inc.**  
*Engineers and Surveyors*  
**A** 25, Market Street, New York, N. Y.  
 10001

**Lot Lines, Access Easement, Setbacks, Dwelling placement, and Main St Cross-section added by Owner, August 20, 2013**

### DESCRIPTION

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

Proposed Cross-section of  
Faint St from the  
Evans 2-10, Subdivision  
August 16, 2013



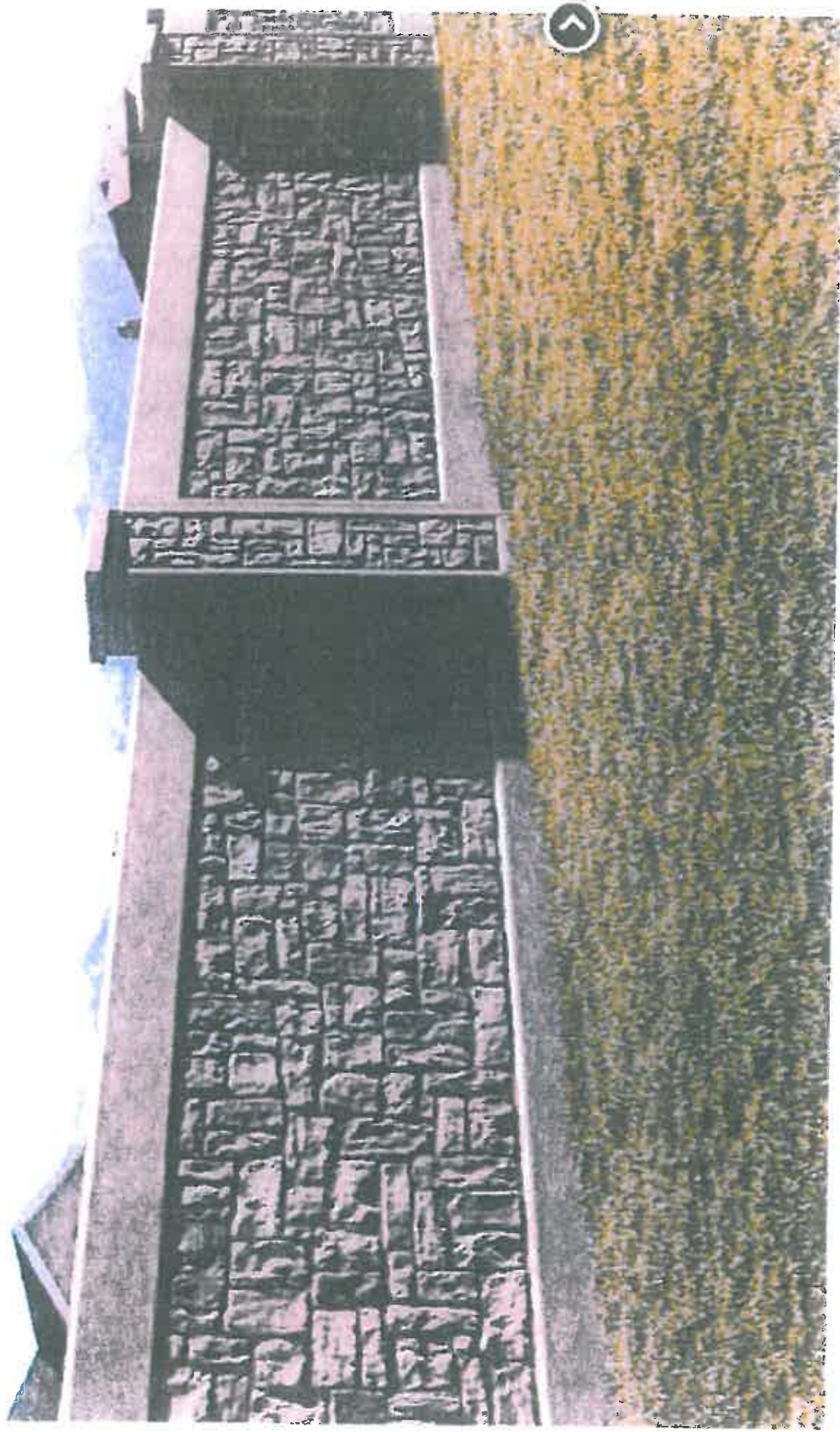












textured concrete wall



## Planning Commission Staff Report October 24, 2013

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### Item 7: Final Plat for the Eastwood Cove Conservation Subdivision

Public Hearing:	No
Application No.:	S-17-12
Property Address:	SE Corner of Glover Lane and the Frontage Road (approx.)
General Plan Designation:	LDR (Low Density Residential) & PPR (Public Private Recreation)
Zoning Designation:	LR
Area:	4 acres
Number of Lots:	7
Property Owner:	Jonathan Hughes
Agent:	Nick Mingo, Ivory Homes

*Request: Applicant is requesting recommendations for final plat approval for the Eastwood Cove Conservation Subdivision and waivers of Sections 11-12-100 (b) and (d) of the Zoning Ordinance.*

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#### **Background Information**

The applicant, Ivory Homes, is requesting a recommendation for Final Plat approval for a 7-lot Conservation Subdivision on property located at the SE corner of Glover Lane and the Frontage Road. The subdivision as proposed would consist of seven lots total on four acres of property. The underlying zone for this property is an LR zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision. The City has approved a waiver of the open space requirement for a conservation subdivision under Section 11-12-065 of the Zoning Ordinance. A "Memo of Understanding for Eastwood Cove Open Space Compensation" between Ivory Development and the City has been recorded in exchange for the waiver.

As part of the Preliminary Plat approval, a requirement was placed that a Flood Plain Development Permit, a No Rise Certification, and a Davis County Flood Control Permit would each need to be completed before Final Plat. All of these have been completed to staff's satisfaction.

There are still discussions taking place between the City Engineer and Ivory concerning the handling of storm water from the subdivision. Currently the proposal involves the development's use of a City detention basin for stormwater, therefore compensation will need to be determined and made to the City Engineer's satisfaction before the Final Plat is recorded.

Section 11-12-100 (b) of the Zoning Ordinance states: “Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street.” Glover Lane is classified as a Major Collector. In order to have the lots along Glover Lane, a waiver of this requirement by the City Council is required.

Section 11-12-100 (d) of the Zoning Ordinance states: “Access: Houselots shall be accessed from interior streets, rather than from roads bordering the tract”. This provision will have to be waived in order to allow access to lots off of Glover Lane.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council. (See full waiver provision in the ordinance)

### **Suggested Motion**

Move that the Planning Commission recommend that the City Council approve the proposed Final Plat and waive the requirements in Sections 11-12-100 (b) and (d) of the Zoning Ordinance for the Eastwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with the Final Plat before it is recorded;
2. The applicant makes just compensation to the City for use of the City’s detention basin for stormwater storage as determined by the City Engineer;
3. The City Council approves waivers of Sections 11-12-100(b) and (d) through a vote of not less than (4) members as determined by Section 11-12-065.

### **Findings for Approval:**

1. The proposed Final Plat is in substantial compliance with all subdivision and zoning requirements for a Final Plat approval or the Developer has requested a waiver of requirements, including ;
  - a. Minimum lot sizes as set forth in the LR zone;
  - b. Description and preliminary layout of utilities and other services required.
2. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City’s Subdivision Ordinance.
3. The property is too small to meet the requirements of Sections 11-12-100 (b) and (d).

### **Supplemental Information**

1. Vicinity Map
2. Eastwood Cove Conservation Subdivision proposed Final Plat.
3. Memo of Understanding for Eastwood Cove Open Space Compensation

### **Applicable Ordinances**

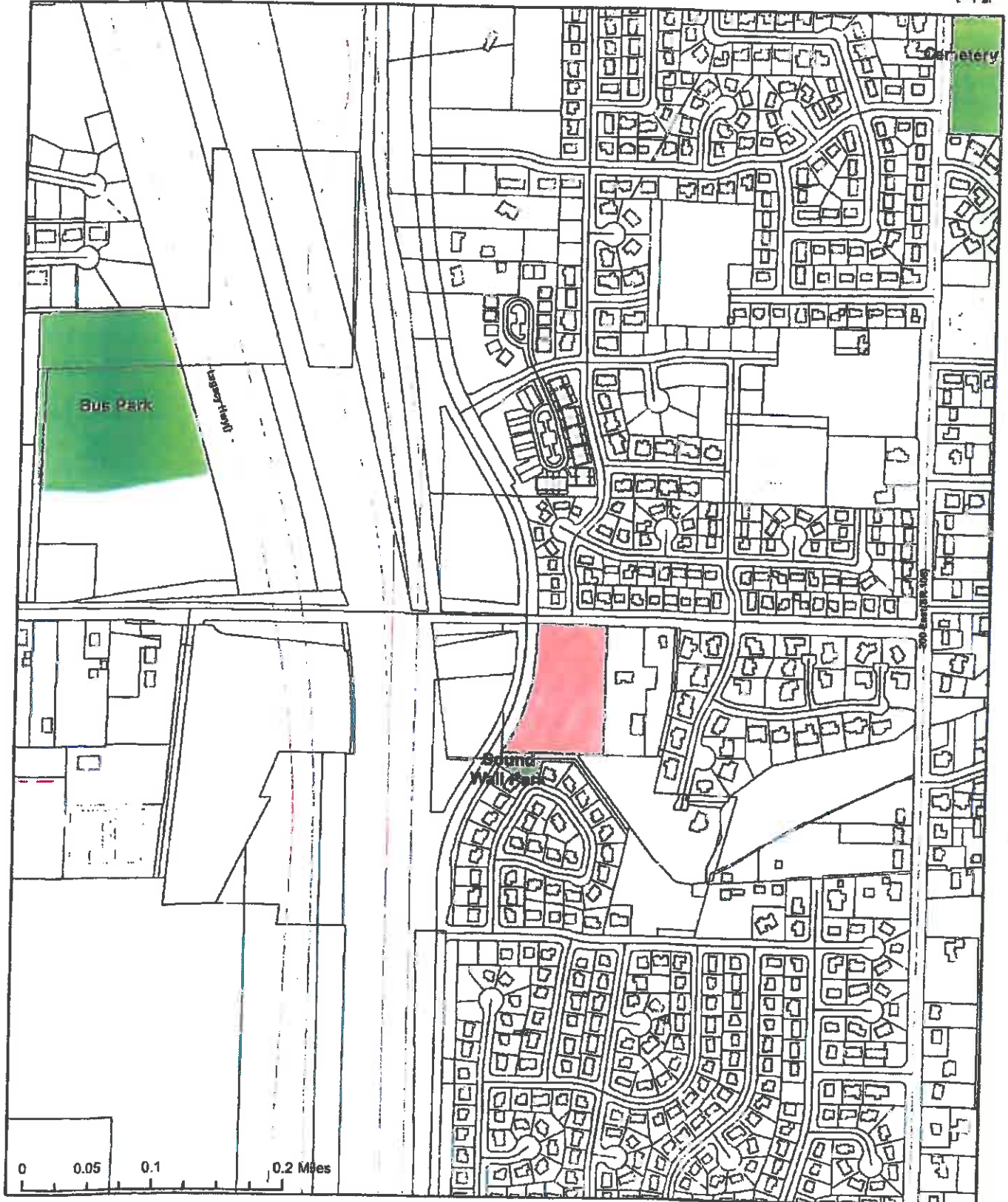
1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single-Family Residential Zones
4. Title 11, Chapter 12 – Conservation Subdivision Development Standards





Eastwood

# ~~Glover~~ Cove Subdivision - Vicinity Map



UNITED IN THE SOUTHWEST QUARTER OF SECTION 30  
TOWNSHIP 3 NORTH RANGE 1 EAST  
SALT LAKE BASIN & MERRIAM  
FARMINGTON CITY, DAVIS COUNTY, UTAH



NAME	HEIGHT	WEIGHT	AGE	DATE	REMARKS
1.	1.70	60.0	22	1970.12.25	100%
2.	1.65	55.0	23	1971.01.10	100%
3.	1.75	65.0	24	1971.02.05	100%
4.	1.80	70.0	25	1971.03.01	100%
5.	1.85	75.0	26	1971.03.15	100%
6.	1.90	80.0	27	1971.04.01	100%
7.	1.95	85.0	28	1971.04.15	100%
8.	2.00	90.0	29	1971.05.01	100%
9.	2.05	95.0	30	1971.05.15	100%
10.	2.10	100.0	31	1971.06.01	100%
11.	2.15	105.0	32	1971.06.15	100%
12.	2.20	110.0	33	1971.07.01	100%
13.	2.25	115.0	34	1971.07.15	100%
14.	2.30	120.0	35	1971.08.01	100%
15.	2.35	125.0	36	1971.08.15	100%
16.	2.40	130.0	37	1971.09.01	100%
17.	2.45	135.0	38	1971.09.15	100%
18.	2.50	140.0	39	1971.10.01	100%
19.	2.55	145.0	40	1971.10.15	100%
20.	2.60	150.0	41	1971.11.01	100%
21.	2.65	155.0	42	1971.11.15	100%
22.	2.70	160.0	43	1971.12.01	100%
23.	2.75	165.0	44	1971.12.15	100%
24.	2.80	170.0	45	1972.01.01	100%
25.	2.85	175.0	46	1972.01.15	100%
26.	2.90	180.0	47	1972.02.01	100%
27.	2.95	185.0	48	1972.02.15	100%
28.	3.00	190.0	49	1972.03.01	100%
29.	3.05	195.0	50	1972.03.15	100%
30.	3.10	200.0	51	1972.04.01	100%
31.	3.15	205.0	52	1972.04.15	100%
32.	3.20	210.0	53	1972.05.01	100%
33.	3.25	215.0	54	1972.05.15	100%
34.	3.30	220.0	55	1972.06.01	100%
35.	3.35	225.0	56	1972.06.15	100%
36.	3.40	230.0	57	1972.07.01	100%
37.	3.45	235.0	58	1972.07.15	100%
38.	3.50	240.0	59	1972.08.01	100%
39.	3.55	245.0	60	1972.08.15	100%
40.	3.60	250.0	61	1972.09.01	100%
41.	3.65	255.0	62	1972.09.15	100%
42.	3.70	260.0	63	1972.10.01	100%
43.	3.75	265.0	64	1972.10.15	100%
44.	3.80	270.0	65	1972.11.01	100%
45.	3.85	275.0	66	1972.11.15	100%
46.	3.90	280.0	67	1972.12.01	100%
47.	3.95	285.0	68	1972.12.15	100%
48.	4.00	290.0	69	1973.01.01	100%
49.	4.05	295.0	70	1973.01.15	100%
50.	4.10	300.0	71	1973.02.01	100%
51.	4.15	305.0	72	1973.02.15	100%
52.	4.20	310.0	73	1973.03.01	100%
53.	4.25	315.0	74	1973.03.15	100%
54.	4.30	320.0	75	1973.04.01	100%
55.	4.35	325.0	76	1973.04.15	100%
56.	4.40	330.0	77	1973.05.01	100%
57.	4.45	335.0	78	1973.05.15	100%
58.	4.50	340.0	79	1973.06.01	100%
59.	4.55	345.0	80	1	

**EASTWOOD COVE, A CONSERVATION SUBDIVISION**

UNITED LIABILITY COMPANY ACKNOWLEDGMENT

## ACKNOWLEDGEMENT

## EASTWOOD COVE, A CONSERVATION SUBDIVISION

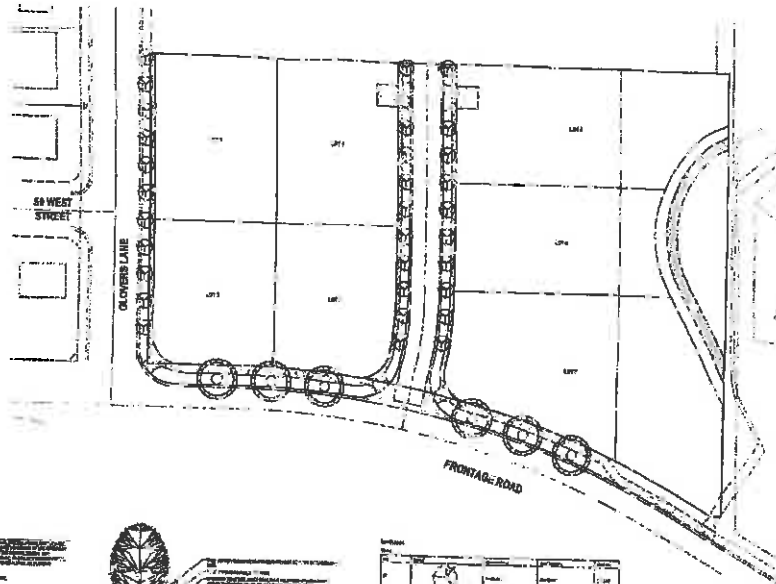
**DAVIS COUNTY RECORDERS**

HEET 1 OF 1

1. 姓名: \_\_\_\_\_

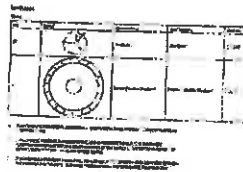
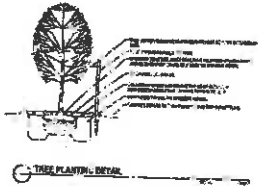
1. DATE 10/10/10

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**GENERAL NOTES:**

1. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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**EASTWOOD COVE SUBDIVISION**  
GLYNES LANE  
PACIFIC NORTH WEST

**LEGEND**

**NOTES:**

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10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**SCALE:** 1" = 40'

**DATE:** 1/1/2020

**BY:** [Signature]

**APPVED:** [Signature]

**PROJECT NO.:** 100-100000

**SHEET NO.:** 1-1.0





# FARMINGTON CITY

E 2727419 D 5729 P 146-148  
 RICHARD T. TAYLOR  
 DEWIS COUNTY, UTAH, RECORDER  
 03/19/2013 11:40 AM  
 FEE \$14.00 Page 3  
 DEP ATT REC'D FOR FARMINGTON, UT  
 COPY

SCOTT C. HARBERSON  
 MAYOR  
 JOHN BILSON  
 NELSEN MICHAELSON  
 COREY R. RITZ  
 JIM TALBOT  
 JAMES YOUNG  
 CITY COUNCIL  
 DAVE MILLHEIM  
 CITY MANAGER

07-059-0013

Date: February 25, 2013  
 To: Farmington City Council  
 RE: Memo of Understanding for Eastwood Cove Open Space Compensation

RECEIVED  
 MAR 19 2013

Ivory Homes is developing a 7-lot subdivision under the conservation subdivision section of the Farmington City Zoning Ordinance in order to allow them to have some lots that are less than the minimum lot size in the LR zone. In order to reduce the minimum lot size, they are required to set aside 10% of the 4.4 acre property, or .44 acres, as open space with a conservation easement placed upon the property.

It is agreed that a .44 acre conservation easement has little or no value to the City. It is therefore understood that the requirement for a conservation easement will be waived under Section 11-12-065 of the Zoning Ordinance in exchange for the following comparable compensation:

1. The Davis Creek Trail will be relocated to follow the natural contours of the property as shown on Exhibit "A" attached;
2. The property which includes the trail, the land between the trail and the southerly property line of the subdivision, and a ten foot (10') buffer to the north of the trail, totaling approximately .26 acres, as shown on Exhibit "A", will be deeded to the City in fee title with the recording of the subdivision plat;
3. The trail will be built with a compacted road base surface to a width of ten feet (10') by the developer;
4. A 3-rail fence will be constructed by the developer following the boundary of the property deeded to the City on the north side of the trail.
5. The developer will clean out deadfall and damaged trees within the deeded property.
6. An easement restricting the cutting of live trees within one hundred feet (100') of the south subdivision property line will be placed on the recorded plat as shown on Exhibit "A". The area included in this easement is approximately .9 acres.

Scott C. Harberison, Mayor

Nick Mingo, Ivory Homes  
 Chris Gamvroulas, President  
 Ivory Development

Attest: Holly Gadd





**EXHIBIT A**

**File Number 54867-PF**

Beginning 4.40 chains West of the Northeast corner of Block 17, William Glover's Survey, said Northeast corner of Block 17 being 19.40 chains West and 3.47 chains South from the Northeast corner of the Southwest quarter of Section 30, Township 3 North, Range 1 East, Salt Lake Meridian and running thence West 287.20 feet to the Easterly line of a frontage road as conveyed to State Road Commission by Warranty Deed recorded in Book 396 at Page 500 of official records; thence South  $0^{\circ}09'$  West 82.0 feet, more or less, to point of tangency with a 858.51 foot radius curve to the right; thence Southwesterly 449.51 feet along the arc of said curve; thence South  $30^{\circ}08'$  West 25 feet; thence South 10 feet, more or less; thence East 6.25 chains; thence North 8.0 chains, more or less, to the point of beginning.

**LESS AND EXCEPTING** any portion lying East of the following described centerline:

Beginning on the South line of Glover's Lane at a point South  $89^{\circ}43'20''$  West 1436.91 feet along the quarter section line and South 227.13 feet and West 155.0 feet along the South line of Glover's Lane from the Northeast corner of the Southwest quarter of Section 30, Township 3 North, Range 1 East, Salt Lake Meridian and running thence South 528.0 feet.

Parcel Identification Number 07-059-0013 (for reference purposes only)



## Planning Commission Staff Report October 24, 2013

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### Item 8: Phil Squires Conservation Easement Barn Conditional Use Permit

Public Hearing:	Yes
Application No.:	C-10-13
Property Address:	Approximately 1800 West and 600 North
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE - Conservation Easement
Area:	8.49 Acres
Number of Lots:	N/A
Property Owner:	Phil Squires
Agent:	N/A

Request: *Applicant is requesting a conditional use permit for a barn on his property which is in a perpetual conservation easement.*

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#### **Background Information**

Phil Squires is requesting a Conditional Use Permit for a small barn in an agricultural conservation easement located in an AE zone. Because this property is in a perpetual conservation easement, there are specific regulations attached to the easement agreement as it relates to what uses are permitted, conditional, or not allowed. Under that agreement, Section 6(b)(ii) defines the Conditional Uses in the conservation easement, that section states:

"Accessory buildings and structures used solely in connection with approved agricultural, livestock or equestrian uses in designated areas only as delineated on **Exhibit "B."** The location and construction of such accessory structures shall be consistent with the conservation and agricultural uses of the Property and must be approved by the City."

Even though the purpose of this conservation easement is intended to keep this land as agricultural, another purpose is to conserve the open space. So the conditional use of a barn, even though that use is agricultural, must receive approval from the Planning Commission.

The applicant is proposing to construct only the first phase of the barn currently, however, he is requesting a recommendation for approval of the whole proposed barn so that when he is ready to construct the remaining phases of the barn, he will not have to get approval for those phases as well.

**Suggested Motion:**

Move that the Planning Commission approve the conditional use subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The height of the proposed barn meets the applicable standards as set forth in Chapter 10 – Agricultural Zone of the Zoning Ordinance;
2. The proposed barn is at least 100' away from the nearest residence;
3. The proposed barn footprint cannot exceed 50'x50'.

**Findings for Approval:**

- a. The proposed use of the barn is agricultural and is consistent with the terms of the Conservation Easement and the underlying AE zone.
- b. The proposed total height of the barn, including all phases is 18', which is in compliance with the underlying AE zone, which states in section 11-10-050(2) that accessory structures shall not exceed 25' in height.
- c. The proposed barn is 100' from all adjacent dwellings.
- d. The proposed barn footprint is 50'x50'.

**Supplemental Information**

1. Excerpt from Conservation Easement Agreement
2. Vicinity Map
3. Site Plans
4. Building Elevations & Photos

**Applicable Ordinances**

1. Title 11, Chapter 10 – Agricultural Zones



# Farmington City

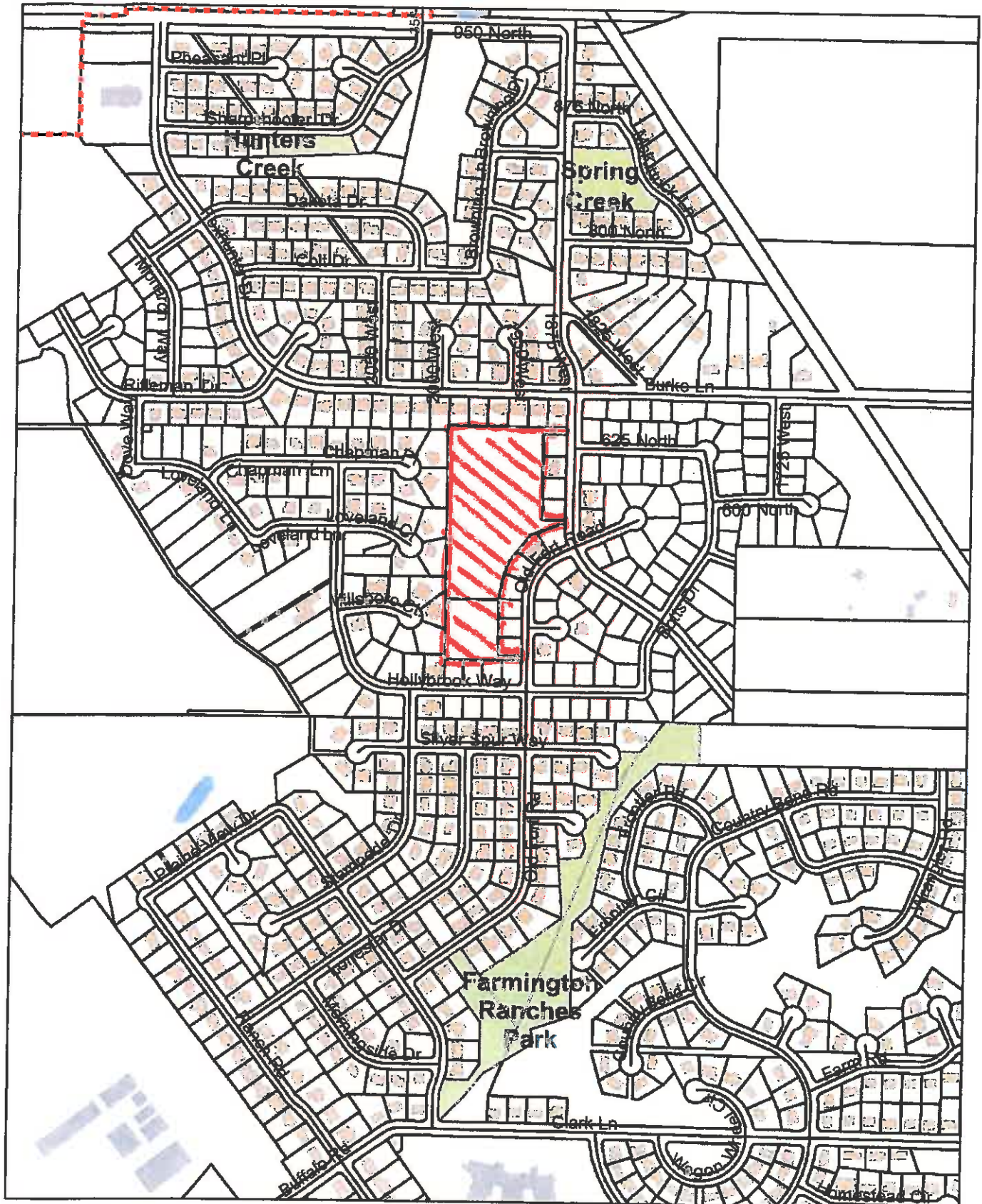




Exhibit "B" to the Conservation Easement for Spring Creek Estates no. 3-A and No. 3-B Subdivisions  
Use Map

Date: 8/14/21

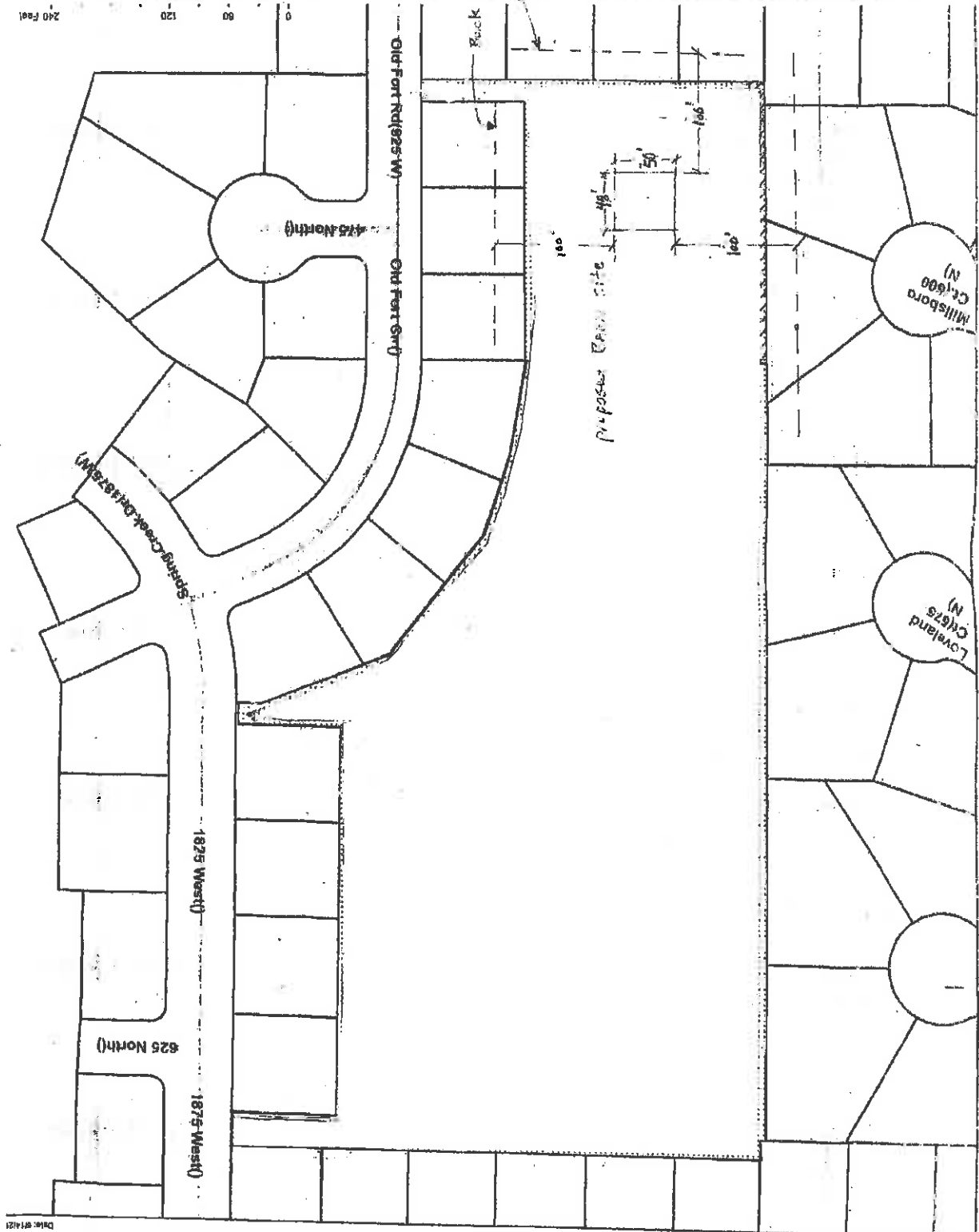


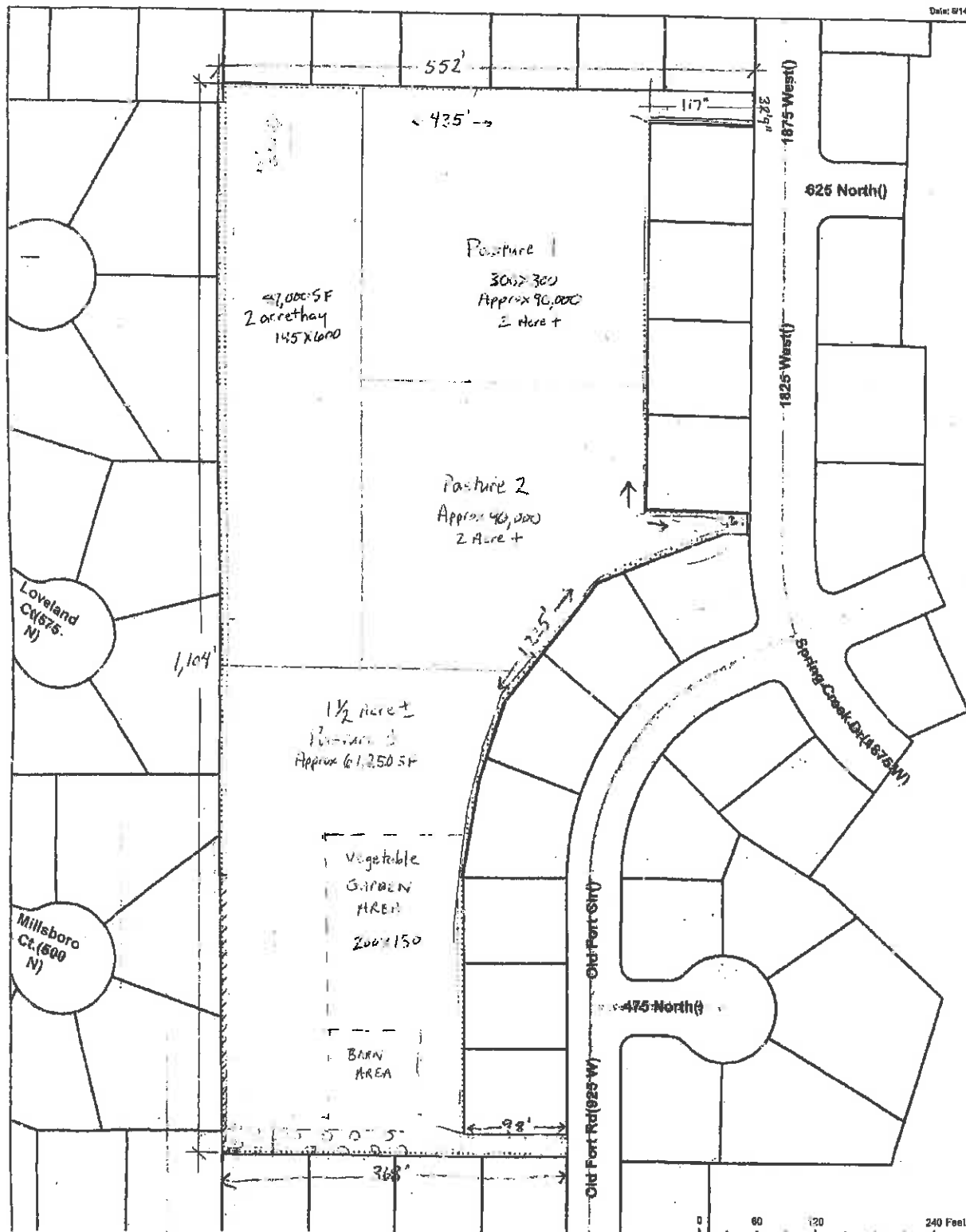




Exhibit "B" to the Conservation Easement for Spring Creek Estates No. 3-A and No. 3-B Subdivisions  
Use Map



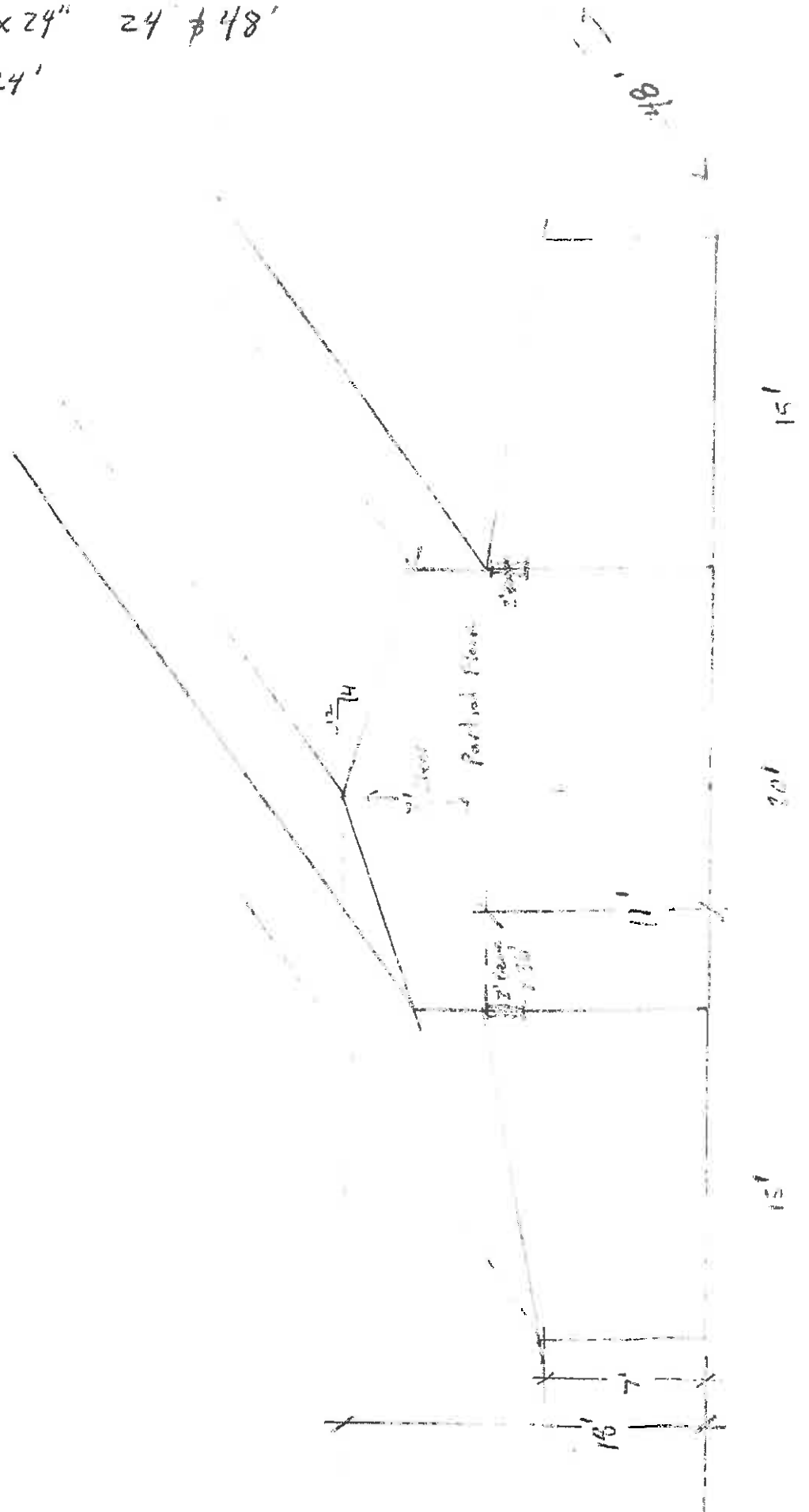
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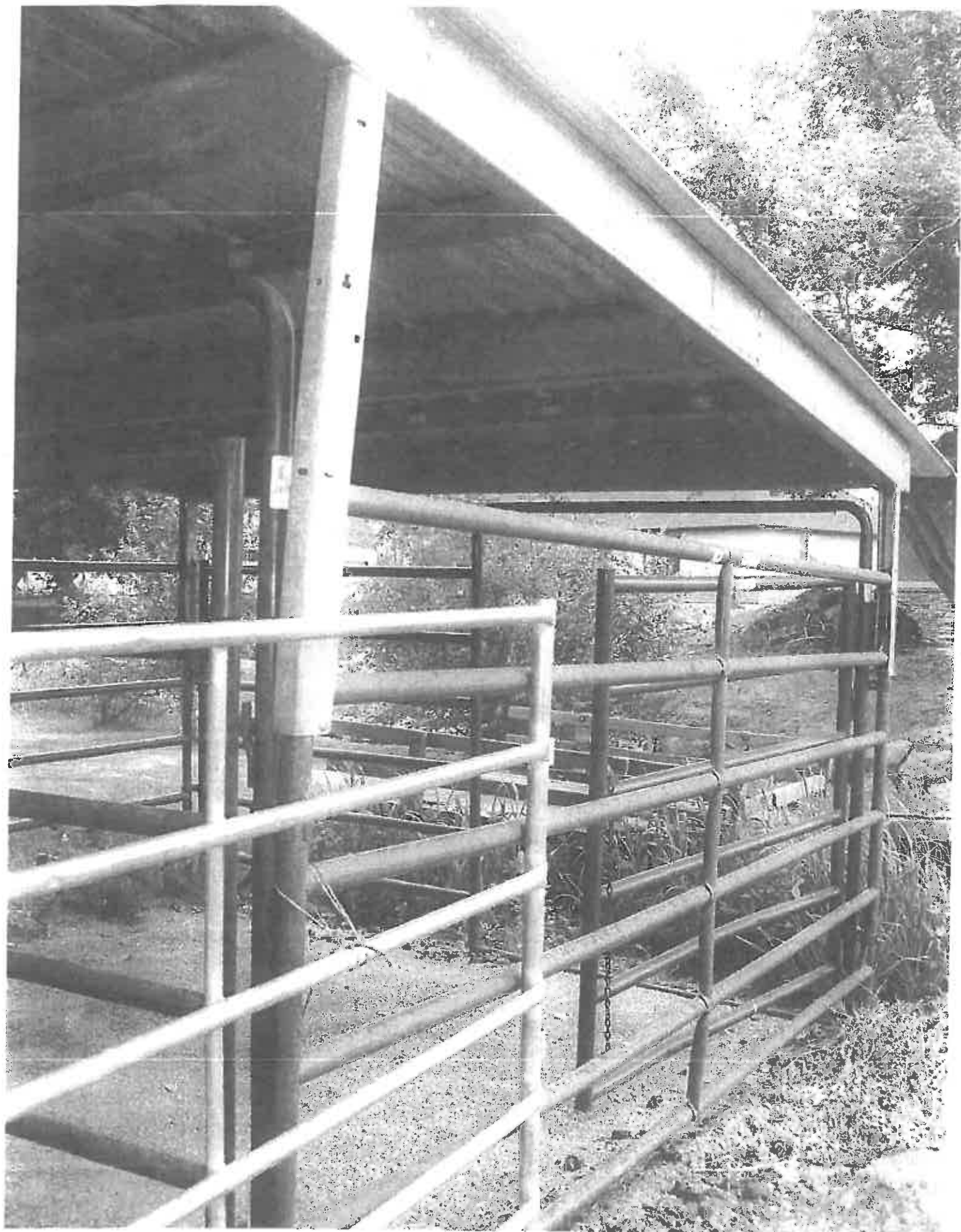


Beams 9" x 24" 24' @ 48'

Cross Beams 24'

Purlins 48'









## Planning Commission Staff Report October 24, 2013

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### Item 9: Amendments to the Zoning Ordinance Regarding Driveway Slope

Public Hearing:	No
Application No.:	ZT-8-13
Property Address:	Entire City
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA

Request: *It is proposed that the City Amend Sections 11-30-105(7)(e) and 11-32-106(1)(d) of the Zoning Ordinance regarding driveway slope.*

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#### **Background Information**

At the October 10, 2013 meeting the Planning Commission mulled over the possibility of granting the Zoning Administrator authority to allow property owners to exceed the 14% slope standard for driveways but up to a maximum cap. Staff also broached the possibility of including this authority under the administrative variance powers of the Zoning Administrator set forth in Chapter 5 of the Zoning Ordinance. Therewith, the Planning Commission approved a motion to table this item to give time to staff to review any standards as it relates to maximum slopes and to re-evaluate what section this ordinance change should be placed in.

Upon further discussions with the Building Official, staff is worried that whatever the "cap" it will become the new standard — not 14%. For this reason, a cap is not recommended. Moreover, it is also recommended that the Commission not include any amendment to the slope standard as part of Chapter 5 as originally mentioned by staff, because this chapter requires a finding of hardship, and such a hardship can be difficult to establish. Nevertheless, staff suggests the following motions:

#### **Suggested Alternative Motions:**

- A. Move that the Planning Commission recommend that the City Council amend the Zoning Ordinance as follows to provide more flexibility regarding driveway slope:

Section 11-30-105(7)(e):

Points of access shall be provided to all developed and non-developed areas for emergency fire fighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) and shall have direct access to a public street unless otherwise

determined by the Zoning Administrator as set forth in Chapter 32 of the Zoning Ordinance (Off-Street Parking, Loading, and Access).

11-32-106(1)(d):

Driveways shall not exceed a slope of fourteen percent (14%) unless otherwise approved by the Zoning Administrator at his sole discretion as follows: The elevation points used to calculate the rise shall be established at the right-of-way line and at the spot of entry to a garage, carport, or designated parking space; and the same points must be used to calculate the horizontal distance of the run.

Findings:

1. The action ensures flexibility to resolve most conflicts raised when determining driveway slopes;
2. It provides discretion to the Zoning Administrator to ensure that portions of long driveways do not become excessively steep;
3. Chapter 32 remains the primary chapter of the new amendment which reduces the possibility of inadvertent negative ramifications regarding an amendment occurring to one chapter but not the other.
4. It is consistent with the building code; and
5. It prevents unreasonable constraints upon the property owner.

- OR -

- B. Move that the Planning Commission table action to allow staff time to notice another public hearing because the proposed amendment is significantly different than the version presented to the Commission at the public hearing on October 10, 2013.